

Miami Dade County

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OFFICE OF THE COMMISSION AUDITOR
Legislative Division

Wednesday, October 27, 2004
2:00 pm
Commission Chambers

Board of County Commissioners

Recreation and Cultural Affairs
Committee

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION DIRECTING THE COUNTY MANAGER TO IMPLEMENT A TAXI CAB STAND PROGRAM AT MIAMI-DADE COUNTY PARKS

Senator Javier D. Souto

I. SUMMARY

This directs the County Manager to place taxi cab stands at County-owned parks, where parking area is available for such use.

II. PRESENT SITUATION

Currently, there are numerous taxi cab stands throughout Miami-Dade County, including at the airport, hospitals, malls, and major tourist venues or attractions, but not at any County-owned parks. According to the Transit Department, where there is bus service, in general, there will be a bus stop at or near the Park.

III. POLICY CHANGE AND IMPLICATION

Placing taxi cab stands at County-owned parks could make it easier to catch a cab since there would be a designated place for pick-up and drop-off.

IV. ECONOMIC IMPACT

There may be a minimal fiscal impact depending on how the taxi cab stand is designated. According to the Consumer Services Department (CSD), it is typically designated parking spaces that may be painted differently or have a sign.

V. COMMENTS AND QUESTIONS

Parks staff is not aware of any jurisdictions that currently provide taxi cab stands, but indicated that they would do research before it is implemented here.

A cursory internet search and survey of the six largest counties (besides Miami-Dade) in Florida found no jurisdictions with a similar program.

County	Population	# of County-owned parks	Taxi Cab Stand Program
Broward	1,698,425	16	No
Palm Beach	1,211,448	72	No
Hillsborough	1,079,587	40+	No
Orange	983,165	93	No
Pinellas	939,864	27	No
Duval	826,279	350+	No

RCA ITEM 2(B)
October 27, 2004

Questions

- 1) How long will it take to implement this program?
- 2) Would CSD have to get involved to ensure taxi cab regulations are followed?

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING THE EXECUTION OF THE JOINT OPERATING AGREEMENT WITH THE MIAMI-DADE COUNTY SCHOOL BOARD FOR FACILITIES AT MIAMI METROZOO, LOCATED AT 12400 SW 152 STREET, MIAMI, FLORIDA

Park and Recreation Department

I. SUMMARY

This authorizes the execution of a new Joint Operating Agreement (JOA) with the Miami-Dade School Board ("School Board") for a Science/Zoo Magnet Program at Miami Metrozoo ("Zoo").

- Contract Period: initial five-year term, two (2) five-year options-to-renew at the County's option (15 year maximum); 180-day notice of termination by either party
- Payment Terms: \$1.00/year rent, all direct utility costs (electricity, water and sewer) and \$14,000/year for admissions/access to the Zoo grounds

II. PRESENT SITUATION

Since 1988, the Park and Recreation Department has had a JOA with the School Board for Richmond Heights Middle School's Science/Zoo Magnet Program (see description attached). The program is housed in four relocatables next to the Zoological Society Building on the Zoo site. Under the latest contract terms, which expired May 31, 2002, the School Board paid \$14,400 per year for utilities and the lease of land. Since the JOA expired, the School Board has continued using the property and paid utilities, which are separately metered, but has not paid rent.

III. POLICY CHANGE AND IMPLICATION

Prior to execution of the new JOA, the School Board will pay the County \$28,000 in outstanding rent since 2002. The School Board has these and future funds in escrow.

The delay in putting a new agreement in place was due to the School Board wanting to reduce the fee to zero and the Park and Recreation Department wanting to simply recover out-of-pocket expenses (the Zoo depends on some of the fees to cover staffing and other expenses). The revenue to the Department under the new JOA is similar to that of the previous agreement, except that:

- instead of paying a fixed amount for rent and utilities, the School Board will be paying an "admission/access" charge and all utilities;
- the admissions/access charge will be linked to the Consumer Price Index (CPI) and enrollment; and
- the latter charge may be adjusted with water and sewer rate changes.

IV. ECONOMIC IMPACT

Proposed costs were based on the County's direct costs for the students (expenses not otherwise incurred had the students not been there), plus actual utilities. The School Board will pay \$1.00/year in rent, all direct utility costs (water and sewer is fixed at \$204/year per relocatable)*, and a \$14,000/year admission/access charge**.

* The water and sewer charge may be modified to address changes in water and sewer rates.

**The admission/access charge will be adjusted every two years by the CPI, but no more than 5%, and assumes a base-line enrollment of 303 students (the Oct. 2003 enrollment) in the Program. Should enrollment change by more than 10% from the base-line, the annual fee will be adjusted accordingly.

V. COMMENTS AND QUESTIONS

Based on 303 students visiting 4 times/week for 8 months and admission of \$4 each, the total admission charge, if not for the proposed JOA, would be \$38,784.

The effective date of this JOA is June 1, 2004, to coincide with the expiration of the old agreement.

Questions

- 1) What other Parks-School agreements are in place, and are these contract terms comparable to that of other Parks-School agreements?
- 2) Will the admissions/access charge be open for adjustment to address changes in Zoo admission fees?

SCOPE AND SEQUENCE FOR RICHMOND HEIGHTS MIDDLE SCHOOL SCIENCE ZOO MAGNET PROGRAM

The Program Purpose

The Science Zoo Magnet Program affords students an opportunity to study a rigorous curriculum which explores, in depth, many branches of science related to the zoo and our technological world.

Students will experience the fun, adventure and excitement of learning in Metrozoo's 290 acre "science classroom", with more than 1200 exotic animals in cageless habitats. They will take learning safaris into unique environments ranging from Asian jungles to African Plains. Participating students will work and study with a select group of enthusiastic classmates who have a keen interest in science and its applications to animals and their environment.

Unique Program Features

- State of the art science laboratory and science equipment
- Specialized course offerings
- Seminar, cluster programs, flexible scheduling and utilization of community resources
- Computer assisted instruction
- Unique field trips
- Opportunities for acceleration in science, mathematics for advanced high school classes
- Internships at Parrot Jungle and Monkey Jungle
- Two-hour block Science & Science research
- Study science daily at Metrozoo

The Middle School Concept

Richmond Heights Middle School became a true Middle School for the 1994-1995 school year. The school consists of grades 6 to 8. The following is the Miami- Dade County Public Schools focus for the Middle School child:

Philosophy

Child-centered; holistic knowledge structure is developed; thinking skills are priority goals; safety is essential; students developmental needs are important;

Curriculum

Academic excellence/social competence -academic core, exploration and developmental programs; personal development master of continuous learning skills

Organization

Interdisciplinary teams; advisement program; block scheduling flexible scheduling with blocks; team planning and shared decision making; exploratory and developmental experiences –elective classes, wheels and exploration credits mini-courses, clubs, activities, interest groups; intramurals; integrated curriculum; in-service education and professional development.

Implementing Strategies

Cooperative learning; interdisciplinary teaching; learning styles; student services and career planning systems; home-school partnerships and communications

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LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

Item 3(C)

RESOLUTION DIRECTING THE COUNTY MANAGER TO FILE AN APPLICATION TO MODIFY THE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER AND AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN IN ORDER TO IMPLEMENT A PORTION OF THE MIAMI METROZOO MASTER PLAN AND FURTHER DEVELOPMENT PROJECT (SEE AGENDA ITEM NO. 042704)

Item 5(B)

REPORT RE: MIAMI METROZOO MASTER PLAN AND FURTHER DEVELOPMENT STATUS REPORT (SEE AGENDA ITEM NO. 042702)

Park and Recreation Department

I. SUMMARY

This authorizes the County Manager to file an application to modify the Miami Metrozoo Development of Regional Impact (DRI) zoning order and amend the Miami-Dade County Comprehensive Development Master Plan (CDMP), to allow implementation of the Miami Metrozoo Master Plan and Further Development Project.

II. PRESENT SITUATION

To enhance the economic recovery and development of the South Dade area, the Miami Metrozoo Master Plan was approved by the BCC in 2002, which proposes expansion of the Metrozoo. The Further Development Project was developed as well, and provided a plan for the expansion of Metrozoo ("Zoo") and the addition of complementary themed attractions for the Zoo and its adjacent properties (1,250 acres total). The Plan and Project proposes [see Item (5)(B), handwritten pages 20-26 of the Project Summary report]:

- Expanding and transforming Metrozoo (750 acres)
- Construction of a Water park (20 acres)
- Construction of a Family Entertainment Center (23 acres)
- Transformation of the Gold Coast Railroad Museum into a Transportation Museum (60 acres)
- Construction of a Vacation Hotel and a Resort Hotel (acreage not available)
- Construction of an Adventure Theme Park (acreage not available)

III. POLICY CHANGE AND IMPLICATION

The addition of a new water park or any leases for certain attractions are not currently allowed because they are not consistent with the Miami-Dade County CDMP. To proceed with the Further Development Project, the original DRI zoning order would also have to be amended.

- If this resolution is adopted, the application/approval process may take about 12 months, starting Sept. 1, 2004. These changes are needed to pursue implementation of the Further Development Project.

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IV. ECONOMIC IMPACT

This item only authorizes application for the required zoning and Master Plan changes.

Funding for non-Zoo development will be solely through concession agreements with developers, although the Park and Recreation Department and the Zoo would have to cover operating costs until the other developments produce revenues. Net proceeds due the County will be invested in site improvements and off-setting the operating costs of the expanded Zoo. Expansion of the Zoo would also be paid for with General Obligation Bonds (GOB), if the GOB is approved.

V. COMMENTS AND QUESTIONS

In 2003, the BCC approved advertisement of an RFP for the water park and family entertainment center. However, this cannot be done until a deed modification is approved by the Federal General Services Administration (still pending a decision due to an adjacent property issue) and the BCC approves the Further Development Plan.

- Assuming the Further Development Project is approved and authorized, private development is projected to be completed by 2010 and zoo development by 2015.